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MEDFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT

PUBLIC SAFETY BUILDING, 91 UNION STREET, MEDFORD

Wednesday, July 19, 2017

7:00 P.M.

1. Open Public Meeting Statement
2. Roll Call
3. Flag Salute
4. Minutes
5. Reports
6. Executive Session (if required)
7. Correspondence
8. Agenda

MEMORIALIZATIONS

Melanie L. Pease, 6501.02/55, 20 Somerton Square, ZVE-995. Memorialization of Bulk Variance for a 10 ft. x 20 ft. (200 sf) shed; where 168 sf is permitted for any accessory structure. Zone: RGD-2

Ryan and Tina Colella, 6301/3, 29 Pontiac Drive, ZVE-994. Memorialization of Bulk Variances for demolition of existing single-family residence on a pre-existing nonconforming lot (0.83 acres where 3.2 acres is required) to be replaced by proposed new single-family dwelling and deck/patio with hot tub requiring variances for building and lot coverage, and side and rear yard setbacks. Applicant also seeking retroactive approval for an existing 240 s/f shed. Zone RGD-2.

DePetrìs Family, LLC, 3201/32.03, 200 Tuckerton Road, SPR-5732. Memorialization of denial for an Amended Preliminary and Final Major Site Plan, Bulk and Use Variance approvals for Phase GHJ for construction of a two-unit building (G/H) which was to include a Dunkin Donuts with a drive-through, as well as landscaping, lighting, utilities, paving, Basin #1A and associated storm water facilities, and signage. Zone: CC

APPLICATIONS TO BE HEARD

Thomas Hamilton, 3605/4, 114 E. Lake Blvd., ZVE-997.

Bulk variance for a 24'x 28' detached garage which exceeds permitted lot coverage; and for a 100 S/F shed which exceeds the permitted number of accessory structures and shed location is 3' from rear yard; requires 5'.

Front Yard Setback (Min.) – required 50'; Existing 39.23'; Proposed 20.63' to garage. Building Coverage (Max) – 12% required; Existing 10.84%; Proposed 15.24%.

Garage Depth (Max) - 24' required; Existing N/A; Proposed 28'.

Accessory Building (Shed) to rear line – 5' required; Existing 3'; Proposed 3'.

Zone: GD

David & Lynn Duncan, 3106/34, 14 S. Lakeside Dr., ZVE-996.

Bulk variance for a front yard setback 16'5" existing, 12" to proposed garage, 23'5" proposed to porch; rear yard setback 30.2" existing, 34.9' proposed garage to west, 39' proposed to garage to north. 50' required for front and rear. Building coverage; 12% max permitted, 13.96% existing, 15.2% proposed. Waiver of 300' wetlands buffer is also required. Zone: GD

17-19 Branch Street, LLC, 1402/4, 17-19 Branch St., PBC-516

Bulk and Use variance for the construction of 4 attached townhouse units.

*Variance to permit 7.98 dwelling units per acre where 2.25 dwelling units per acre is permitted;

*Variance to permit development of 0.501 acres where 10 acres is required.

*Variance to permit 0% open space where 20% open space is required.

*Variance to permit a lot boundary to tract property line of 0' to where 25' is required.

*Variance to permit a lot boundary setback to a collector street of 0' to 25' is required.

*Variance to permit a lot boundary setback to a local street of 0' where 10' is required.

*Variance to permit a lot boundary setback to parking of 0' where 5' is required.

*Variance to permit a lot boundary setback to a collector street of 28.4' where 40' is required.

*Variance to permit a building setback to a local street of 20.1', 26.4', 24.3', 24.1' where 30' is required.

*Variance to permit a building setback to parking of 15' where 20' is required. Zone: RHO

9. General public

10. Additional action by Board

11. Motion for Adjournment

Beth Portocalis, Zoning Board Secretary

Please be advised that this public meeting of the Medford Township Zoning Board of Adjustment will be videotaped by the municipality (for recording purposes) as authorized by the Open Public Meetings Act and the New Jersey Supreme Court Opinion in Taurus v. Borough of Pine Hill, 189 N.J. 497 (2007). The recorded videotape of the

meeting will be available for public viewing on the Medford Township website, as soon as practicable after the public meeting has concluded.